

COMMITTEE AMENDMENT FORM

DATE: 08/29/07

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #07-O-1347

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE
PLAN RECEIVED BY THE BUREAU OF PLANNING JULY 23, 2007.

AMENDMENT DONE BY COUNCIL STAFF 08/29/07

City Council
Atlanta, Georgia

07- 0 -1347

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-68
Date Filed: 6-8-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1752, 1760 and 1770 Wenlock Avenue, N.W.** be changed from the R-4A (Single family Residential) to PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 223, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 223 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the north right-of-way of Carroll Street (40 foot right-of-way) and the west right-of-way of Wenlock Street (a.k.a., Wenlock Avenue, a 50 foot right-of-way) running thence north 00 degrees 14 minutes 49 seconds west a distance of 165.00 feet to a ½" iron pin found, said ½" iron pin found being the Point of Beginning; thence north 89 degrees 55 minutes 01 second west a distance of 150.00 feet to a ½" crimp top pipe; thence south 00 degrees 04 minutes 59 seconds west a distance of 15.00 feet to a ½" open top pipe; thence north 89 degrees 55 minutes 01 seconds west a distance of 50.00 feet to a 1" open top pipe; thence north 51 degrees 39 minutes 40 seconds west a distance of 2.34 feet to a ½" iron pin set; thence north 89 degrees 55 minutes 01 second west a distance of 100.00 feet to a ½" iron pin set; thence north 00 degrees 04 minutes 59 seconds east a distance of 100.00 feet to a ½" iron pin set; thence north 00 degrees 04 minutes 59 seconds east a distance of 150.00 feet to a ½" iron pin set; thence south 89 degrees 55 minutes 01 second east a distance of 300.00 feet to a ½" iron pin set; thence south 00 degrees 04 minutes 59 seconds west a distance of 75.00 feet to a ½" iron pin set; thence south 00 degrees 04 minutes 59 seconds west a distance of 75.00 feet to a ½" iron pin found; thence south 00 degrees 04 minutes 59 seconds west a distance of 85.00 feet to a ½" iron pin found and the Point of Beginning. Said property is more particularly shown on that certain Boundary and Topographic Survey for Stephen Bowser prepared by Hartrampf Engineers, Architects and Surveyors dated September 1, 2006.

RECEIVED
JAN - 6
BUREAU
PLANNING

2-07-68

Conditions for Z-07-68 for 1752, 1760 and 1770 Wenlock Avenue

1. Revised site plan by Goux Construction and Architecture dated July 18, 2007 and received by the Bureau of Planning on July 23, 2007.

LOT AREA: 72,750 SF (1.67 ACRES)
 12 RIGHT OF WAY: 10,875 SF (.25 ACRES)
 GROSS LOT AREA: 83,625 SF (1.92 ACRES)

$$\frac{83,625 \text{ SF}}{7500 \text{ SF / UNIT}} = 11 \text{ UNITS}$$

LAND USE INTENSITY RATIOS

FAR: 29100 SF/72750 SF = .400
 TOSR: 61516 SF/72750 SF = 84 (72 MIN)
 UOSR: 47443 SF/72750 SF = 65 (44 MIN)

MIN. PARKING SPACES PER DWELLING = 1.2
 MIN. SETBACKS FOR EACH INDIVIDUAL LOT:
 FRONT YARD: 3 FEET
 SIDE YARD: 0 FEET
 REAR YARD: 4 FEET

WENLOCK STREET
ATLANTA, GA 30318

PROPOSED SITE PLAN
FOR PD-H REZONING
TO ALLOW FOR ZERO LOT LINE DEVELOPMENT
WITH 11 SINGLE FAMILY RESIDENCES

EXISTING GRADE

PROPOSED GRADE

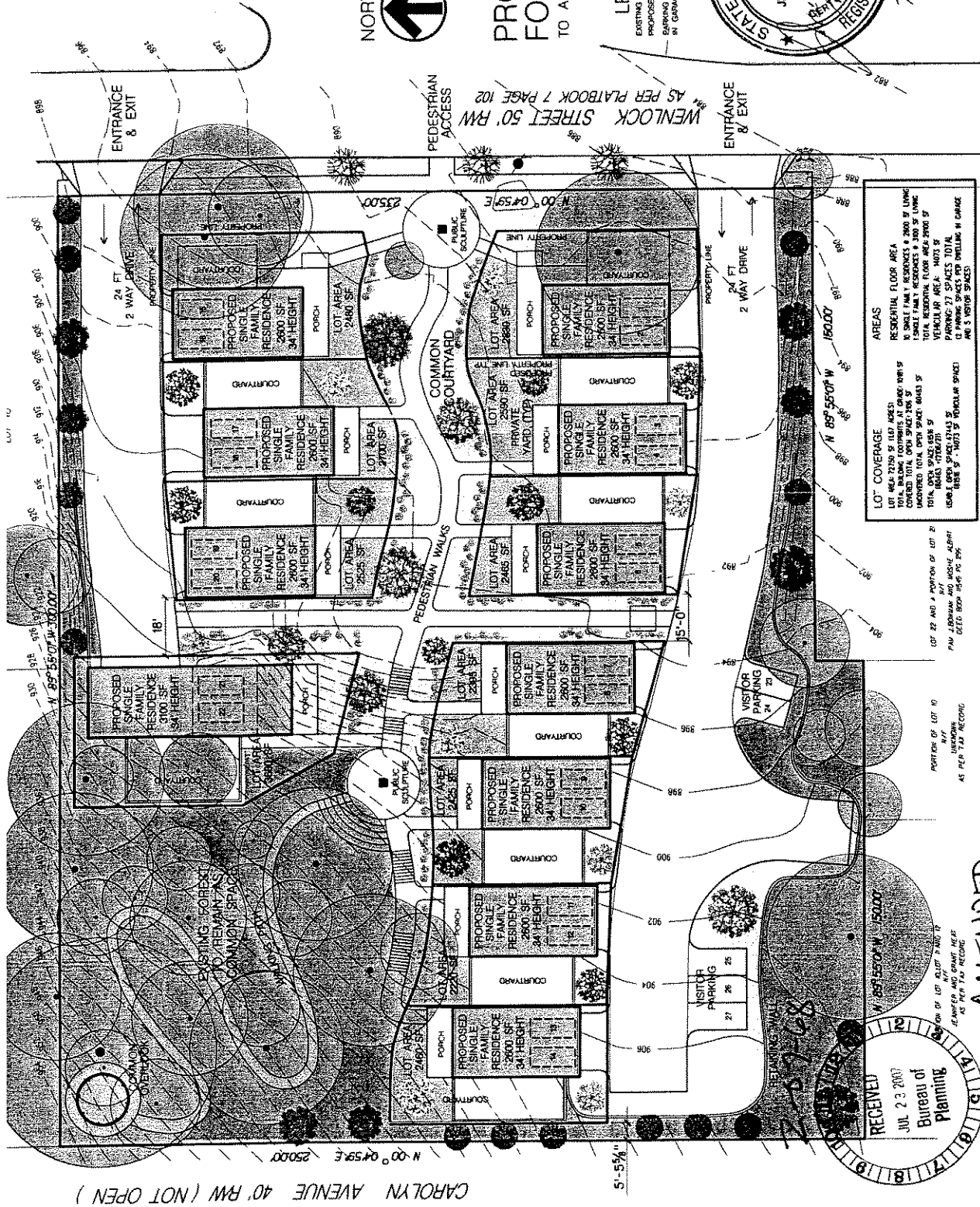
PARKING SPACE IN GARAGE

(IN FEET)

1 inch = 30 ft.



JULY 18, 2007 sheet 1 of 2



AMENDED
AS PER YAZ RECORD

